

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON THE TENTH DAY OF NOVEMBER, 2011

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Administration Building Newport, Rhode Island at 5:00 p.m. on November 10, 2011.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:	Chair	Frank Landry
	Vice Chair	Frank Coleman
	“	Frank McCauley
	“	Charles Laranjo
	“	Amanda Frye Leinhos

ABSENT:	“	Cheryl Abney
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ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Coleman, seconded by Commissioner Laranjo, and unanimously carried the minutes of the regular monthly meeting held on October 6, 2011 were approved.

Under communications to this month’s Board meeting, the Secretary requested a motion to receive and forward to Administration the communication from City of Newport Resolution of the Council expressing its appreciation to the Newport Housing Authority for the collaborative effort made by all during Hurricane Irene in August.

Upon a motion by Commissioner Laranjo, seconded by Commissioner McCauley, and unanimously carried, the correspondence was received.

The monthly bills report was presented to the Commissioners.

Upon a motion by Commissioner Laranjo, seconded by Commissioner McCauley, and unanimously carried, payment of the bills was approved.

The Secretary requested approval of the investment Grade Audit Agreement with Honeywell authorizing them to perform and complete the energy audit as proposed and authorize the Executive Director to execute the document.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Coleman, and unanimously carried, authorizing the Executive Director to execute the document.

The Secretary requested authorization and approval of the following change orders:

- a). Authorization and approval for change order #2 to Nadeau Corp. in the amount of \$5,160.00 for plumbing for the Weidemann Court project.
- b). Authorization and approval for change order #3 to Nadeau Corp. in the amount of \$2,174.00 for floor drains for the Weidemann Court project.
- c). Authorization and approval for change order #4 to Nadeau Corp. in the amount of \$3,005.00 for the Tub & Shower enclosures for the Weidemann Court project.
- d). Authorization and approval for change order #5 to Nadeau Corp. in the amount of \$2,320.00 for water service for the Weidemann Court project.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the above change order payments were approved.

The Secretary requested authorization and approval for payment #3 to Nadeau Corp. in the amount of \$150,572.00 for the Weidemann Court project.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Frye Leinhos, and unanimously carried, the above payments were approved.

The Secretary presented to the Board Resolution No. 1061, Fair Market Rents as proposed by HUD for approval.

**RESOLUTION NO. 1061**

**WHEREAS**, the Housing Authority of the City of Newport updates the Section 8 Payment Standards annually as required by 24CFR 982.505; and

**WHEREAS**, the FY 2011 Fair Market Rents and the Housing Authority Payment Standard of 100% of the Fair Market Rent were as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
822	1003	1240	1684	2176	2502	2828

**WHEREAS**, the FINAL HUD published FY 2012 Fair Market Rents have gone down by approximately 9% and are as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
745	909	1123	1525	1971	2266	2562

**WHEREAS**, the Housing Authority is permitted to adopt a Payment Standard between 90% to 110% of the HUD published Fair Market Rents.

**NOW, THEREFORE, BE IT RESOLVED** that the Housing Authority of the City of Newport recommends the adoption of HUD’s Final Fair Market Rents as our new Section 8 Payment Standards, based on 100% of the final FY 2012 Fair Market Rents, listed as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
745	909	1123	1525	1971	2266	2562

Commissioner Laranjo moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Coleman and upon roll call the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>
Commissioner Landry	None
“ Coleman	
“ McCauley	
“ Frye Leinhos	
“ Laranjo	
“ Abney	Absent

The Chairman there upon declared said motion carried and said Resolution adopted.

The Secretary presented to the Board Resolution No. 1062, 2012 Flat Rents as proposed by HUD for approval.

**RESOLUTION NO. 1062**

**WHEREAS**, the Department of Housing and Urban Development (HUD) mandates that the Housing Authority of the City of Newport (HACN) regularly conduct a study to update the flat rents (market based rent) it charges in its public housing program in accordance with HUD regulations; and

**WHEREAS**, flat rents provide an opportunity for higher income households to pay less than the standard 30% of income toward rent and utilities that most public housing residents pay by offering residents a choice to pay the lower of a flat rent or an income based rent; and

**WHEREAS**, HACN hired an independent appraiser to conduct a flat rent study to determine the market rent of the Authority’s public housing units and the results of that flat rent study, which was completed in October, revealed that the market rents that could be charged for the Authority’s public housing units have increased (see existing flat rents and proposed new flat rents attached);

**NOW THEREFORE BE IT RESOLVED** that the Housing Authority shall adopt the new flat rents and all households will be provided an opportunity to pay the lower of the new flat rent or an income based rent at their 2012 Annual Recertification.

Commissioner Laranjo moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Coleman and upon roll call the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>
Commissioner Landry	None
“ Coleman	
“ McCauley	
“ Frye Leinhos	
“ Laranjo	
“ Abney	Absent

The Chairman there upon declared said motion carried and said Resolution adopted.

The Secretary presented to the Commissioners the required time schedule designated by HUD for the submission of the 2012 Annual Plan requesting the public hearing date of Tuesday, January 3, 2012 at 5:00 p.m. The timeline of the Annual Plan was also clarified to the Board.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the request for the public hearing date was approved for posting.

The Secretary submitted to the Board the Consent Calendar items which included the Finance Reports, Applications, Occupancy, Section 8 Report, October Collection/Loss Reports, Social Services Report, Elderly Services Coordinator Report and COP report.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the above Consent Calendar items were received as read.

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Gray/Gallagher Building, Weatherization Grants, Weidemann Court, Upcoming Projects and truck purchase.

Upon a motion by Commissioner Coleman, seconded by Commissioner Frye Leinhos, and unanimously carried, that the report regarding the Capital/ARRA Project (s) updates were received as read.

The Secretary presented to the Board the Newport Resident Council monthly report to be received.

Upon a motion by Commissioner Coleman, seconded by Commissioner Frye Leinhos, and unanimously carried, that the monthly report regarding the Newport Resident Council was received as read.

#### Commissioners’ Request (s):

- Commissioner Laranjo would like the HACN to review the feasibility of an assisted living program .
- Commissioner Laranjo would like the HACN to explore the practicality of purchasing IPADS/Tablets for efficiency among the Board members and employees as well as improved communication with the residents.
- Commissioner McCauley thanked all of his fellow Board members for his recent state-wide resident commissioner award presented to Frank at the recent PHARI Annual Dinner.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the meeting adjourned at 5:47 p.m.